

400 SPARROW HAWK Drive #14, Fort McMurray T9K 0Y7

MLS®#:	A2214733	Area:	Eagle Ridge	Listing	04/25/25	List Price: \$350,000
Status:	Pending	County:	Wood Buffalo	Date: Change:	None	Association: Fort McMurray



eral Information				DOM		
Type:	Residential			14		
Туре:	Row/Townhouse			<u>Layout</u>		
Town:	Fort McMurray	Finished Floor Are	<u>ea</u>	Beds:	3 (3)	
Built:	2012	Abv Sqft:	1,224	Baths:	3.5 (3 1)	
nformation		Low Sqft:		Style:	2 Storey	
z Ar:	2,305 sqft	Ttl Sqft:	1,224			
hape:				Parking		
				Ttl Park:	1	
				Garage Sz:	1	
SS:						
eat:	Back Lane,Back Yard,Front Yard,Landscaped					

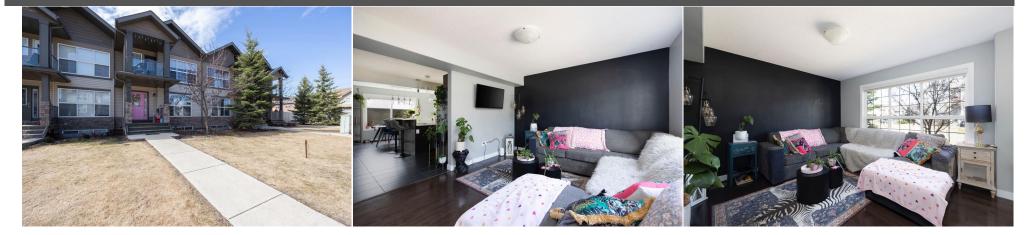
Heated Garage,Insulated,Single Garage Detached

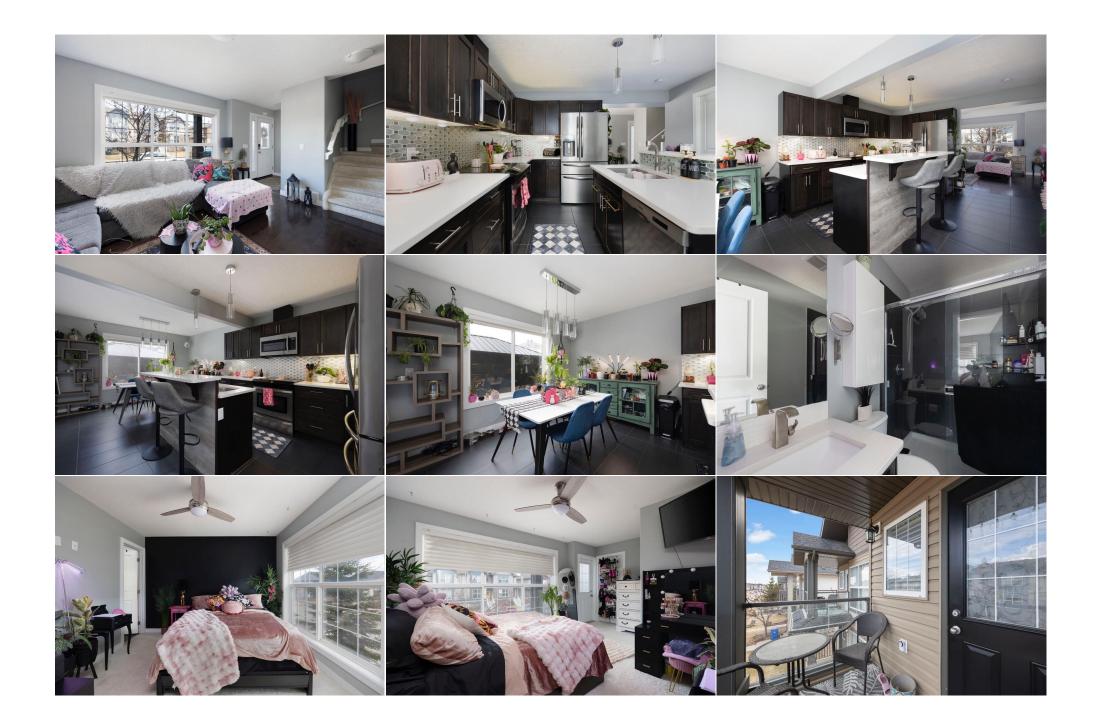
Roof:	Shingle		Construction:	Construction:					
Heating:	Forced Air, Natural Gas		Concrete, Vinyl Siding	Concrete, Vinyl Siding					
Sewer:			Flooring:	Flooring:					
Ext Feat:	Balcony,Private Yard		Carpet,Hardwood	Carpet,Hardwood					
			Water Source:	Water Source: Fnd/Bsmt:					
			Fnd/Bsmt:						
		Poured Concrete							
Kitchen Appl:	Bar Fridge,Central Ai	Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Electric Range,Microwave,Refrigerator,Washer,Washer/Dryer Stacked							
Int Feat: Bar,Central Vacuum,Kitchen Island,Quartz Cou		Kitchen Island,Quartz Counters,Sep	arate Entrance,Wet Bar						
Utilities:									
			Room Information						
Room	Level	Dimensions	<u>Room</u>	Level	Dimensions				
2pc Bathroom	Main	2`9" x 6`8"	Dining Room	Main	12`7" x 9`3"				
Kitchen	Main	12`7" x 10`11" 5`0" x 7`5" 9`4" x 12`2"	Living Room 4pc Bathroom Bedroom	Main Second Second	15`11" x 12`0" 5`0" x 8`3" 10`7" x 13`11"				
3pc Ensuite bath	n Second								
Bedroom	Second								
Bedroom - Prima	ary Second	15`8" x 11`1"	4pc Bathroom	Basement	4`11" x 8`5"				
Game Room	Basement	14`6" x 30`9"	Furnace/Utility Room	Basement	6`0" x 7`5"				
			Legal/Tax/Financial						

Utilities and Features

Condo Fee: \$450		Title: Fee Simple Fee Freq: Monthly		Zoning: R3			
Legal Desc:	1222467		Remarks				
Pub Rmks: Inclusions: Property Listed By:	eat-up island. Your laund second floor is your prima Home is equipped with ho foot ceilings is a great ad ideal for guests, teens, of for added privacy and a s for the perfect starter ho	spacious main floor living area that leads into your beautiful kitchen complete with quartz countertops, stainless steel appliances and an dry is conveniently located on the main floor as well. Upstairs, you'll find two good sized bedrooms and a full bathroom. Finishing off the nary suite with stunning ensuite, walk-in closet AND your own private balcony! Notice the upgraded Hunter Douglas blinds throughout! not water on-demand (maintained and cleaned last year). Downstairs, the fully finished basement with in-floor heating, large windows & 9 ddition with a large living area, full bathroom, separate laundry, and a kitchen with fridge & dishwasher plus a 220 receptacle for a stove — or potential rental income. (Currently set up for a home business, but will easily be back to the open space) Outside, enjoy your fenced yard safe space for kids or pets. Don't forget the bonus of a single detached heated garage, perfect for Alberta winters! Whether you're looking ome or a turnkey investment in a family-focused, amenity-rich neighborhood, this one checks all the boxes. R Microwave, Dishwasher, Washer, Dryer, Washer/Dryer in basement, Fridge in basement, Dishwasher in basement.					

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800











14-400 Sparrow Hawk Dr, Fort Mcmurray, AB















